

**\$339,300 - 3119 61 Avenue, Rural Leduc County**

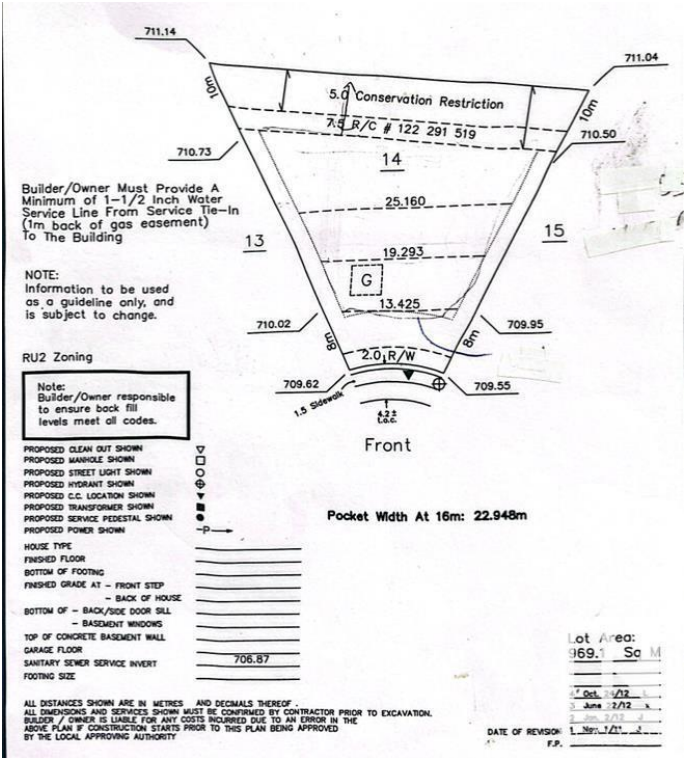
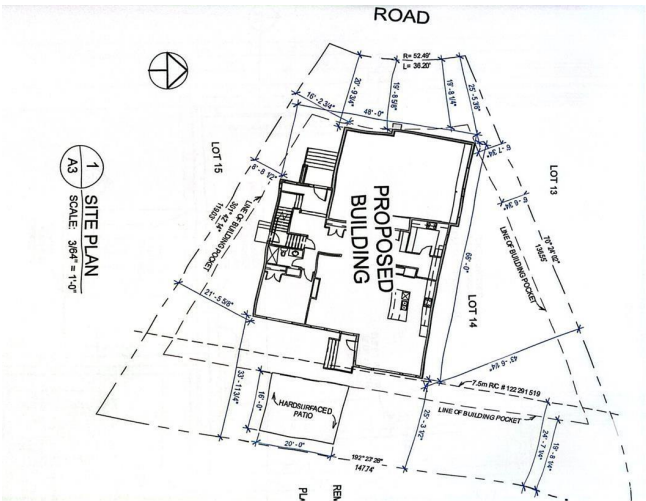
MLS® #E4448098

**\$339,300**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.24 Acres

Royal Oaks\_LEDU, Rural Leduc County, AB

10,431 Sq Feet (969.1 Sq Meters or 0.24 Acre) Massive Lot in one of the most desirable community of ROYAL OAKS with NO NEIGHBOURS at the back. MUNICIPAL WATER & SEWER! This Lot is surrounded by multi million dollar homes located in a cul-de-sac crescent and backing onto green space. ALREADY FENCED and has mature trees at the back side. Close to South Common Edmonton, Airport, Nisku, Leduc, Beaumont, Golf Course. Easy access to 50th street and 91 St. This property is located in the established phase 1 of the community and it is close to all amenities. AMAZING OPPORTUNITY TO BUILD ON THIS HUGE LOT! Can accommodate a 48 to 54 ft building pocket. Build your dream home in prestigious neighborhood of Royal Oaks.



**Essential Information**

MLS® #	E4448098
Price	\$339,300
Bathrooms	0.00
Acres	0.24
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

**Community Information**

Address	3119 61 Avenue
Area	Rural Leduc County
Subdivision	Royal Oaks_LEDU
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0X4

### **Exterior**

Exterior Features    Backs Onto Park/Trees, See Remarks

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	12
Zoning	Zone 80

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Listing information last updated on July 27th, 2025 at 10:47pm MDT